

City of Burien

BURIEN PLANNING COMMISSION

March 26, 2014

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the March 26, 2014, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Greg Duff, Ray Helms, Butch Henderson, Brooks Stanfield

Absent: Joey Martinez, and one position vacant

Administrative staff present: David Johanson, senior planner; Chip Davis, Community Development director

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Henderson, to approve the agenda for the March 26, 2014, meeting. Motion passed 5-0.

PUBLIC COMMENT

Marty Kooistra, 1284 SW 164th St., representing the Housing Development Consortium, said he had submitted a letter to staff with detailed suggestions for changes to the Comprehensive Plan's Housing Element.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Duff, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the March 12, 2014, meeting.

OLD BUSINESS

None.

NEW BUSINESS

2014 Comprehensive Plan – Discussion regarding proposed Housing Element text changes

David Johanson distributed to the commissioners correspondence relating to the Housing Element that was received by staff earlier in the day – one letter from the Housing Development Consortium and one letter from the YWCA.

He clarified a mistake made in the matrix that was distributed in the meeting packet, specifically Policy HS 1.3, and asked the commissioners to disregard the column “Current Goal/Policy Language” for that one and look only at the “Proposed Goal/Policy Language” for that policy to see what the policy currently is and what changes are being proposed.

Mr. Johanson then reviewed each of the policies on the matrix. Responding to a question from Commissioner Stanfield, Mr. Johanson allowed that he may have begun using the term “neighborhood node” in place of the term “commercial node,” to describe the same concept. He said he would check his terminology for consistency.

Commissioner Helms voiced his concern with the word “subsidy” in the proposed introduction language regarding affordable housing, saying it sounded to him like it is encouraging developers to ask the City for subsidies. Mr. Johanson explained that housing money is available from a number of sources including the federal government and private agencies. The City of Burien, however, does not have a housing program.

Jennifer Gilles, 13721 12th Ave. SW, Apt. 411, said if Burien wants stable citizens, what really is needed is resources for teenagers, such as a teen health clinic, teen community center, and teen mental health support. She spoke about a “town center” concept and cited St. John’s Town Center in Jacksonville, Florida, as an example.

Mr. Johanson noted that the Countywide Planning Policies set targets for affordable housing. Based on the HUD income levels and the American Community Survey (a US Census product), 60 percent of Burien’s current housing stock is affordable. There was a question of how the affordable target percentages are determined. Mr. Johanson said he would respond at the next meeting.

Chair Clingan asked if there is a possibility of including the term “designated neighborhood nodes” or “commercial nodes” as has been done in the past. Mr. Johanson said it might be appropriate to include as another lettered bullet point.

Commissioner Helms asked if there is a definition of “neighborhood compatibility” in the Comprehensive Plan. Mr. Johanson replied that with regard to accessory dwelling units (ADU), the intent is that the ADU blends in with the existing housing and is not obvious.

Mr. Johanson noted the proposed new language that would prohibit changes in land use designation that result in decreased residential housing capacity without simultaneously approving another land use designation change to another location that replaces the lost capacity or even increases housing capacity.

He said another proposed new policy would encourage periodic evaluations of the performance of multifamily zoning designations and any necessary adjustments to development standards to increase efficient use of land.

PLANNING COMMISSION COMMUNICATIONS

Commissioner Duff said in light of what he has been reading about residential break-ins in Burien recently he would like to encourage residents to form Block Watches in their neighborhoods.

DIRECTOR’S REPORT

Chip Davis reminded the commissioners who have applied for reappointment that the interviews are Monday, March 31st, in the Miller Creek Conference Room in City Hall.

ADJOURNMENT

Direction/Action

Commissioner Duff moved for adjournment; seconded by Commissioner Henderson. Motion carried 5-0.
The meeting was adjourned at 8:02 p.m.

APPROVED: April 9, 2014

/s/ Jim Clingan, chair
Planning Commission